

ORDINANCE NO. 329

AN ORDINANCE RELATING TO ZONING THE CITY OF GOLDEN, REGULATING THE USES OF REAL PROPERTY AND AMENDING ORDINANCE NO. 256 OF THE CITY OF GOLDEN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. That section nine (9) of Ordinance Number 256 of the City of Golden, be and is hereby amended as follows:

Section 9. NON-CONFORMING USES. The lawful use of real property existing at the time of the adoption of this ordinance, although such use does not conform to the provisions hereof, may be continued, subject to the following provisions and conditions:

a. That such non-conforming use may not be changed in nature or character unless and until application to change the nature or character thereof shall have been duly made to and approved by the Board of Adjustment of the City of Golden.

b. If such non-conforming use is discontinued for a period of six (6) consecutive months, any further or subsequent use of said property shall be in conformity with the provisions of said ordinance Number 256 and amendments thereto.

c. Such non-conforming use may be extended throughout the building, provided no structural alterations except those required by law or ordinance or as provided herein are made thereto.

Any such building or structure may be repaired whenever such repair shall be necessary or convenient to the use of such building and in event any such building is destroyed or damaged to the extent of its assessed valuation, such non-conforming use may be continued provided that the building be reconstructed to conform to the setback, side and back yard and height provisions of the District in which it is located.

The non-conforming use of land, where no buildings of more than Two Hundred Fifty (\$250.00) Dollars assessed valuation is in existence at the time of the passage of this ordinance, shall revert to a use conforming with this ordinance within a period of five (5) years after the adoption of this ordinance for residential use, and three (3) years for commercial use.

Introduced and read and ordered published this 19th day of June, 1952.

Introduced and read and ordered published this 10th day of July, 1952.

E. L. BARNHARDT,
Mayor.

Attest:
F. ARTHUR LOWTHER,
City Clerk-Treasurer.

Approved as to Form:
JAMES J. PATTERSON,
City Attorney.

I, F. Arthur Lowther, City Clerk-Treasurer of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at an adjourned meeting of the City Council of said City held on the 19th day of June, 1952, and by order of the said City Council was published as a proposed ordinance as the law directs, and for more than ten days prior to its passage in the Colorado Transcript, legal newspaper; and that on the 10th day of July, 1952, the said proposed ordinance was read and passed by the City Council aforesaid, the said meeting being a regular meeting of said City Council, and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 11th day of July, 1952.

(SEAL) F. ARTHUR LOWTHER,
City Clerk Treasurer,
City of Golden, Colorado.